
**Z-2359
MENNEN BUILDERS
LAFAYETTE MEDICAL PARK PLANNED DEVELOPMENT
FINAL DETAILED PLANS – FINAL PLAT
RESOLUTION PD-13-06**

**STAFF REPORT
April 25, 2013**

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Staff Report
April 25, 2013

BACKGROUND:

On November 21, 2007, APC, by unanimous vote, recommended approval of a reclassification from PDRS to PDMX for 13.96 acres of land in a revision to Z-1899 originally with 22.318 acres of land located on the east side of Creasy Lane between McCarty and SR 38 E., in Lafayette, Fairfield 35(NE) 23-4. The Lafayette Common Council rezoned the site on December 3, 2007. On June 3, 2008 the Executive Committee unanimously approved the construction plans.

Petitioner may construct up to three, 3-story medical buildings, with potential for 180,000 sq. ft., allowing mixed uses permitted in the MR zoning district with some restrictions. Utilities can be extended to the site. Existing access to the site through the residential portion of Cross Creek Lakes will be discontinued and an easement recorded to allow vehicular traffic to reach the site through the new St. Elizabeth East Hospital campus site.

Petitioner's Final Detailed Plans, consisting of the Final Plat, meet all conditions required at this stage of development. The city staff has confirmed no further surety is required.

STAFF RECOMMENDATION:

Approval of Resolution PD-13-06

RESOLUTION PD-13-06

WHEREAS Preliminary Plans for *Lafayette Medical Park Planned Development*, are approved as part of Z-2359,

WHEREAS all conditions of approval for construction plans have been met;

WHEREAS UZO 2-28-12-a-2 states that minor modifications approvable by the Administrative Officer “cannot include: any increase in residential **density**; any decrease in residential **density** of 10% or more; any change in **building** dimension or location other than within the defined building envelope; any change in **lot lines**; any change in landscaping other than substitution of species or redesign with the same materials; any alteration in the size and/or location of signage; any change in type of land **use**; any change in the alignment or intersection of **streets**; or any change in restrictive covenants, or horizontal property ownership and owners' association documents regarding these items”; and

WHEREAS the Area Plan Commission Staff finds these Final Detailed Plans to conform to the Approved Preliminary Planned Development as adopted and passed by the City of Lafayette Common Council on December 3, 2007;

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, after Staff examination of the Final Detailed Plans submitted for *Lafayette Medical Park Planned Development*, does hereby find them to conform to the Approved Preliminary Planned Development Z-2359 as adopted and passed by the Board of County Commissioners.

ROLAND WINGER, PRESIDENT

SALLIE DELL FAHEY, SECRETARY

DATE